



Weekly Permit Bulletin

August 25, 2016

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

How to use this Bulletin

To learn more about a project:

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

To comment on a project:

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

To appeal a permit decision:

- You must have filed a written comment expressing your concerns before the decision was made.
- Any appeal of a DSD decision to the Hearing Examiner must be received by the City Clerk's Office no later than 5 p.m. on the appeal deadline indicated on the notice. The appeal must include a written statement in the form described in LUC 20.35.250.A.2 together with an appeal notification form (available from the Office of the City Clerk).
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at 360-459-6327.

To receive the bulletin by email:

Please access our city website at www.bellevuewa.gov and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

How to Reach Us:

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110th Ave NE

P.O. Box 90012
Bellevue, WA 98009-9012
425-452-6800



GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

Notice of Application

NOTICE OF APPLICATION AND PUBLIC MEETING

Verizon Newtoria Small Cell Wireless Communications Facility

Location: 41 locations throughout south
Bellevue

Subarea: City-Wide

File Number: 16-129655-LA

Description: Application for Administrative
Conditional Use Permit approval to install
“small cell” wireless antennas and radio units on
41 existing PSE-owned utility poles and light
poles in the public right of way.

Approvals Required: Administrative
Conditional Use Permit approval and ancillary
permits and approvals

SEPA: Exempt

Minimum Comment Period Ends: September
8, 2016, 5 PM. Refer to page one for
information on how to comment on a project.

Public Meeting: September 27, 2016, 6:00
PM; Bellevue City Hall; 450 110th Ave NE

Conference Room: 1E-108

Date of Application: April 19, 2016

Completeness Date: June 20, 2016

Applicant: Verizon

Applicant Contact: Lori Chase Nieuwenhuis,
MD7, 866-251-8778, ljchase@md7.com

Planner: Sally Nichols, 425-452-2727

Planner Email: spnichols@bellevuewa.gov

NOTICE OF APPLICATION

[SE03414E Newport Shores/PSE](#)

Location: WSDOT R.O.W. between 120th Ave.
SE and Lake Washington Blvd. SE.

Subarea: Factoria

File Number: 16-137788-LA

Description: Application for Conditional Use
Permit approval to replace an existing 59' PSE
pole with a new Glue Laminated 79' PSE pole
with (4) new T-Mobile antennas and (4) new
RRUs, plus (1) microwave dish antenna and
associated radio. Install cabinet equipment in
new 12'x10' fenced compound.

Approvals Required: Administrative
Conditional Use Permit approval and ancillary
permits and approvals

SEPA: Determination of Non-Significance is
expected. Refer to page one General Information
Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: September
8, 2016, 5 PM. Refer to page one for
information on how to comment on a project.

Date of Application: July 25, 2016

Completeness Date: August 22, 2016

Applicant: Regan O'Kane, SAC Wireless

Applicant Contact: Jeremy Boone, SAC
Wireless, 708-473-2453,

Jeremy.boone@sacw.com

Planner: Mark Brennan, 425-452-2973

Planner Email: mcbrennan@bellevuewa.gov

NOTICE OF APPLICATION

[Bernier-McCaw Critical Areas Land Use Permit](#)

Location: 9627 Lake Washington Blvd NE

Subarea: North Bellevue

File Number: 16-137222-LO

Description: Application for Critical Areas
Land Use Permit approval with Critical Areas
Report to construct a cabana, pool-house and
outdoor pool within a steep slope, toe-of-steep
slope structure setback, and shoreline structure
setback. Proposal includes mitigation planting
of native vegetation.

Approvals Required: Critical Areas Land
Use Permit approval and ancillary permits and
approvals

SEPA: Determination of Non-Significance is
expected. Refer to page one General Information
Regarding Use of Optional DNS Process.

Minimum Comment Period Ends: September
8, 2016, 5 PM. Refer to page one for
information on how to comment on a project.

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Date of Application: July 14, 2016
Completeness Date: August 10, 2016
Applicant Contact: Michelle Cozza,
Demetriou Architects, PLLC 425-827-2700,
mdc@demetriou.net
Planner: Drew Folsom, 425-452-4441
Planner Email: dfolsom@bellevuewa.gov

Notice of Decision

NOTICE OF DECISION

[Green Theory Factoria \(Green Grotto\)](#)

Location: 12827 SE 40th Pl.

Subarea: Factoria

File Number: 16-129278-LA

Description: Land Use approval of an Administrative Conditional Use Permit (ACUP) to allow a marijuana retail store to establish on the site. A Binding Site Plan proposing to divide the property into two lots in order to satisfy the 1,000-foot separation required from a school is merged with the ACUP.

Decision: Approval with Conditions

Concurrency Determination: N/A

SEPA: Exempt

Appeal Period Ends: September 8, 2016, 5 PM. Refer to page one for information on how to appeal a project.

Date of Application: April 12, 2016

Completeness Date: May 3, 2016

Notice of Application Date: May 5, 2016

Applicant: George Garrett, Green Grotto, 425-822-0100

Applicant Contact: Robert Miller, Robert S. Miller and Associates, 425-822-0100 x23,
rsm@spaceplan.com

Planner: Reilly Pittman, 425-452-4350

Planner Email: rpittman@bellevuewa.gov

NOTICE OF RESCHEDULED PUBLIC HEARING

[Low Impact Development \(LID\) Principles Project](#)

Location: City-wide

Subarea: City-Wide

File Number: 15-102687-AB

Description: The July 27, 2016 public hearing was rescheduled to September 14, 2016. The proposed Land Use Code amendments (LUCAs) result from a requirement under the 2013-2018 National Pollution Discharge and Elimination System Western Washington Phase II Municipal

Stormwater Permit (NPDES Permit) to review and revise development codes and standards to incorporate LID principles. Low impact development principles are “land use management strategies that emphasize conservation, use of on-site natural features, and site planning to minimize impervious surfaces, native vegetation loss, and stormwater runoff.” LID principles are different from LID best management practices (BMPs), which are on-site stormwater control and treatment facilities such as rain gardens and permeable pavement. The intent of the review and revision process is to make LID the preferred and commonly-used approach to site development.

Date of Application: June 1, 2016

Completeness Date: June 2, 2016

Notice of Application Date: June 2, 2016

Applicant: Development Services Department, Utilities Department

Applicant Contact: Catherine A. Drews, Assistant City Attorney, Project Manager, 425-452-6134, cdrews@bellevuewa.gov